

BROWNFIELDS NEW HAMPSHIRE

Success Stories



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Former East Coast Steel Site, Greenfield

Success in Brownfields Assessment Grant Programs

Overview

In order to assess the contamination associated with the former East Coast Steel site, the N.H. Department of Environmental Services (DES) conducted site investigation and cleanup planning services on behalf of the town of Greenfield in the fall of 2000. Cleanup of the site was completed by the end of the summer of 2003. Greenfield has developed the site into a community septic system and open green space park for the community.

At A Glance:

Site Location: Greenfield, N.H.
Site Profile: 2.54-acre former commercial and industrial site from about 1920
Brownfields Financial Assistance: \$90,000 Brownfields Assessment Grant

History

The 2.54-acre site has a history of industrial and commercial use, which dates back to about 1920 when the former Greenfield town garage was located on the site. Since then, the property has been occupied by several industries, including a woodworking operation, a printed circuit board manufacturer, and a plastics molding operation. Most recently, East Coast Steel Company operated a steel fabricating and contracting business at this site from about 1979 to 1998. After the closing of the East Coast Steel facility in 1998, the owner defaulted on the mortgage, and at the foreclosure auction, the town of Greenfield purchased the property.

At the time, Greenfield had no municipal water or sewer system. Recently, the town's central village district has had problems with individual septic systems and private water wells. Many of the district's residents have been concerned their water quality would degrade because their private water wells are located in proximity to their individual septic systems. The local business owners were concerned they could not expand their businesses without larger septic system capabilities. As the result of a 1997 PlanNH charrette, it was recommended the town acquire the property. The town's best solution was to utilize this abandoned and underutilized property as the location for a community wastewater system because of its proximity to the village district. Residential lots in the village abutting the site are small and some are already exhibiting signs of septic system failure; furthermore, given the size of the lots, replacement opportunities for systems would be difficult.

Site Assessment

DES assisted the town with a grant of approximately \$90,000 to conduct a Brownfields Assessment of the property. In addition, Greenfield has taken a proactive role in addressing contamination concerns at this site. Residents passed a bond in March 2000 for a total \$2.1 million to pay for a host of projects in Greenfield, including the purchase,

cleanup, and redevelopment of this site. Of the \$2.1 million bond, about \$300,000 was allocated to use for the purchase of the property, demolition of site buildings, removal of waste, and other cleanup of the site. About \$450,000 was budgeted for the installation of the community wastewater system.



The new municipal wastewater treatment system.

The town also received nearly \$25,000 from the DES Petroleum Reimbursement Funds Program for petroleum related soil remediation. Approximately 25 drums that contained contaminants,

including paint materials, residues, solvents and oils, have also been removed from the site, and by the fall of 2003, the contaminated soil was disposed of at a permitted facility, which completed the cleanup of the site. The redevelopment was completed in 2005.



Another view of the new municipal wastewater treatment system.

Redevelopment Success

Abutting properties can now be connected to the municipal wastewater system which will serve as an incentive for attracting new investment in the village.

Along with a new community wastewater system constructed on the abandoned former East Coast Steel site, the town has decided to redevelop the remaining portion of the property into an open green space park for the community.

For further assistance please contact the
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